

AGENDA
CITY COUNCIL MEETING
APRIL 26, 2000
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) [00-1379]

Agenda Item/Open Microphone Speakers [00-1380]

VOTING AGENDA

1. Approval of Minutes of the April 12, 2000 City Council Meeting [00-1381; **APPROVED AS CORRECTED**]

CONSENT AGENDA [00-1382]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc. for design services for the Automobile Building Restoration, Phase II at Fair Park and authorize an increase of appropriations in the amount of \$815,000 in State Fair of Texas Capital Construction Funds - \$95,703 - Financing: State Fair of Texas Capital Construction Funds [00-1383; **APPROVED**]

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with EMCON/IT Group for providing technical services at McCommas Bluff Landfill including design, construction drawings and specifications for partial closure of Sector 3c, a bioreactor feasibility study, and geotechnical evaluation and preparation of construction plans and specifications for repair of the existing levee - Not to exceed \$130,000 - Financing: Current Funds (\$80,000) and Capital Construction Funds (\$50,000) **[00-1384; APPROVED]**
4. Authorize a professional services contract with Biggs & Mathews, Inc. for technical services at the McCommas Bluff Landfill including design, construction drawings and specifications for construction of landfill waste Cells 4A and 4B, providing an aerial photography survey services, and preparing a soil borrow master plan - Not to exceed \$136,600 - Financing: Current Funds **[00-1385; APPROVED]**

Authorization of Contracts

5. Authorize a contract for roof replacement at Dallas Love Field Airport, 8008 Cedar Springs - Castro Roofing of Texas, Inc., lowest responsible bidder of three - \$2,370,000 - Financing: Aviation Capital Construction Funds **[00-1386; APPROVED]**
6. Authorize a contract for the construction of drainage improvements on Alcalde Street - P & E Engineering, lowest responsible bidder of eight - \$74,480 - Financing: 1998 Bond Funds **[00-1387; APPROVED]**

Contract Amendments

7. Authorize Supplemental Agreement No. 2 to the contract with PSA Engineering, Inc. to provide additional airfield electrical installation construction management and inspection services for Dallas Love Field Airport - \$92,500, from \$434,030 to \$526,530 - Financing: Aviation Capital Construction Funds (\$69,375 of the \$92,500 to be reimbursed from FAA Airport Improvement Program Funds) **[00-1388; APPROVED]**
8. Authorize an increase in the contract with Nedderman & Associates, Inc., for additional modifications at Campbell Green, Walnut Hill and Tommie M. Allen recreation centers; Churchill, McCree, Fretz and Walnut Hill community pools, L.B. Houston golf course, and Samuell-Grand amphitheater rest room and dressing room - \$41,700, from \$274,800 to \$316,500 - Financing: 1995 Bond Funds **[00-1389; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

9. Authorize an increase in the contract with Big Sky Construction Company, Inc. to provide additional miscellaneous modifications at Cummings Recreation Center - \$47,062, from \$188,410 to \$235,472 - Financing: 1995 Bond Funds (\$32,099) and Enterprise Community Grant Funds (\$14,963) **[00-1390; APPROVED]**
10. Authorize an increase in the contract with Riverway Contractors and Management, Inc. to provide miscellaneous modifications for parking and trail improvements at Bachman Lake Park - \$26,291, from \$504,188 to \$530,479 - Financing: 1998 Bond Funds **[00-1391; APPROVED]**
11. Authorize Supplemental Agreement No. 7 to the contract with Carter & Burgess, Inc. to provide design services for an athletic complex at Kiest Park - \$108,500, from \$261,060 to \$369,560 - Financing: 1995 Bond Funds **[00-1392; APPROVED]**
12. Authorize Supplemental Agreement No. 1 to the contract with Earth Tech Environment & Infrastructure, Inc. (formerly Rust Lichliter/Jameson) for urban design improvements and surveying services on Haskell Boulevard from Lemmon Avenue to Main Street - \$51,968, from \$595,455 to \$647,423 - Financing: 1995 Bond Funds **[00-1393; DELETED ON THE ADDENDUM]**

Construction Miscellaneous

13. Authorize rejection of bids received for construction of erosion control and ball field improvements at Arcadia Park - Financing: No cost consideration to the City **[00-1394; APPROVED]**
14. Authorize an Interlocal Agreement with the North Texas Tollway Authority for the construction and maintenance of permanent paving improvements within the North Texas Tollway Authority right-of-way for the Houston Street Extension to Harry Hines Boulevard - Financing: No cost consideration to the City **[00-1395; APPROVED]**
15. Authorize a benefit assessment hearing to be held on June 28, 2000, for alley paving, water, and wastewater main improvements on Alley Group 98-1115 (list attached) - Financing: No cost consideration to the City **[00-1396; APPROVED AS AN INDIVIDUAL ITEM]**
16. Authorize an Interlocal Agreement with the City of Plano and Collin County for the design and construction of paving and bridge improvements on Midway Road from the KCS Railroad to International Parkway - Financing: No cost consideration to the City **[00-1397; APPROVED]**

CONSENT AGENDA (Continued)

LAND ACQUISITION

17. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from the Baptist Foundation of Texas, of approximately 6.3 acres of unimproved land, located near the intersection of Westmoreland Avenue and I.H. 30 for the Oak Cliff Animal Shelter replacement site - \$298,000 - Financing: 1998 Bond Funds **[00-1398; APPROVED AS AN INDIVIDUAL ITEM]**
18. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Eastridge Terrace Condominium Association, of a drainage easement containing approximately 13,538 square feet of unimproved land located near the intersection of Eastridge Drive and Skillman Street, for Eastridge Drive improvements - \$33,893 - Financing: 1998 Bond Funds **[00-1399; APPROVED]**

LAND MISCELLANEOUS

19. Authorize a five-year lease, including five one-year renewal options, of approximately 9,960 square feet of land, including 4,200 square feet improved with office space and 5,760 square feet improved with surface automobile parking facilities with American Telecom Network at Dallas Redbird Airport - Revenue: \$10,579 annually **[00-1400; APPROVED]**
20. Authorize a ten-year lease agreement with options to extend the lease for two additional five-year terms with Texas Fire Museum, Inc. to provide approximately 125,708 square feet of space at 2600 Chalk Hill Road for the operation and maintenance of a museum and fire apparatus restoration and maintenance facility - Revenue: \$4,200 annually **[00-1401; APPROVED AS AN INDIVIDUAL ITEM]**
21. Authorize a pipeline crossing agreement with Kansas City Southern Railway Company for the installation of a 36-inch underground pipe for storm water runoff, located near the intersection of Highland Road and Barbaree Boulevard for the Barbaree Boulevard drainage project - \$15,000 - Financing: 1995 Bond Funds **[00-1402; APPROVED]**
22. An ordinance granting a private license to Texas Instruments Incorporated, for the use of approximately 657 square feet of land to install, operate and maintain an underground pipe line to connect to the wastewater collection system located under a portion of Valley View Lane, near its intersection with TI Boulevard - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[00-1403; ORDINANCE 24229; APPROVED]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

23. Authorize a professional services contract with KPMG LLP to perform a Disaster Recovery Needs Assessment of the City's data processing facilities, most advantageous proposer of four - Not to exceed \$435,000 - Financing: Current Funds **[00-1404; APPROVED AS AN INDIVIDUAL ITEM]**
24. Authorize a twenty-four-month price agreement for reprographic services with the lowest responsible bidder of six - Thomas Reprographics, Inc. - Not to exceed \$1,225,151 - Financing: Current Funds (\$1,015,123), Aviation Current Funds (\$421), Convention and Event Services Current Funds (\$520), Water Utilities Current Funds (\$61,825), 1995 Bond Funds (\$90,192), 1998 Bond Funds (\$53,265), 1998-99 Community Development Grant Funds (\$761) and 1999-00 Community Development Grant Funds (\$3,044) **[00-1405; APPROVED]**
25. Authorize a twenty-four-month price agreement for electrical supplies with the lowest responsible bidder of six - WESCO Distribution, Inc. - Not to exceed \$3,043,976 - Financing: Current Funds (\$1,125,864), Water Utilities Current Funds (\$1,179,098), Aviation Current Funds (\$185,020), Convention and Event Services Current Funds (\$553,994) **[00-1406; APPROVED]**
26. Authorize a thirty-six-month price agreement for heavy equipment rental with the lowest responsible bidders of thirteen - Anthony Crane Rental of Texas, Inc., Budget Rent-A-Car, Commercial Body Corp., Continental Equipment Co., L.P., Crescent Machinery Co., Dallas Ford New Holland, Inc., Future Equipment Co., Inc., Hi-Way Equipment Co., No. Texas, Hertz Equipment Rental Corp., Martin Equipment Co., RDO Equipment Co., Shiloh Equipment Co., United Rentals - Not to exceed \$1,258,188 - Financing: Current Funds **[00-1407; APPROVED]**
27. Exercise the option to purchase additional truck mounted flushers under the same terms as previously awarded on August 26, 1998, by Resolution #98-2433 with the lowest responsible bidder of two - Hi-Way Equipment Company North Texas - Not to exceed \$111,249 - Financing: Current Funds (\$37,083), 1999 Equipment Acquisition Contractual Obligation Notes (\$74,166) **[00-1408; APPROVED]**
28. Authorize a thirty-six-month price agreement for automotive decals with the lowest responsible bidder of four - Graphic Designs International, Inc. - Not to exceed \$145,000 - Financing: Current Funds **[00-1409; APPROVED]**
29. Authorize the purchase of 128 microcomputers with the lowest responsible bidder of eighteen - Clone Computers Corporation - Not to exceed \$139,776 - Financing: Telecommunication Infrastructure Fund Board **[00-1410; APPROVED]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

30. Authorize a twenty-four-month price agreement for grounds maintenance for eight City of Dallas, Police Department locations with the lowest responsible bidder of three - Forest Green Landscape, Inc. - Not to exceed \$104,068 - Financing: Current Funds **[00-1411; APPROVED AS AN INDIVIDUAL ITEM]**
31. Authorize the purchase of microfiche/film reader-printers from the lowest responsible bidder of four - Canon U.S.A., Inc. - Not to exceed \$62,147- Financing: 1998-99 Local Law Enforcement Block Grant Funds **[00-1412; APPROVED]**
32. Authorize a twenty-four-month price agreement for sand and grease trap cleaning with the lowest responsible bidder of four - Alco Environmental, Inc. Not to exceed \$166,958 - Financing: Current Funds (\$165,378), Water Utilities Current Funds (\$1,580) **[00-1413; APPROVED]**
33. Authorize a twenty-four-month price agreement for plastic sewer couplings and lateral cleanouts with the lowest responsible bidders of two - All-Tex Plumbing Supply, Inc. and Mike Harms Associates, Inc. - Not to exceed \$183,562 - Financing: Water Utilities Current Funds **[00-1414; APPROVED]**
34. Authorize a thirty-six-month price agreement for temporary industrial labor with the lowest responsible bidder of eight - Peakload Personnel Services, Inc. - Not to exceed \$7,506,662 - Financing: Current Funds (\$6,147,512) and Water Utilities Current Funds (\$1,359,150) **[00-1415; APPROVED]**
35. Authorize a thirty-six-month contract for infrastructure management system maintenance - Hansen Information Technologies, Inc. - Sole Source - Not to exceed \$96,300 - Financing: Water Utilities Current Funds **[00-1416; APPROVED]**
36. Authorize a twenty-four-month price agreement for janitorial services with the lowest responsible bidder of eight - Tolman Building Maintenance, Inc. - Not to exceed \$54,080 - Financing: Water Utilities Current Funds **[00-1417; APPROVED]**
37. Exercise the option to purchase additional heavy equipment under the same terms as previously awarded on June 23, 1999, by Resolution #99-2058 with the lowest responsible bidders of seven - W & B Service Co., Equipment Technology, Inc., Lift-All Division of Hydra-Tech, Inc. - Not to exceed \$1,018,539 - Financing: Current Funds (\$905,766); Storm Water Drainage Management Funds (\$55,046); Aviation Current Funds (\$57,727) **[00-1418; APPROVED]**
38. Authorize a twelve-month price agreement for street markings - A.S.C. Pavement Markings, Inc., lowest responsible bidder of two - Not to exceed \$398,500 - Financing: Current Funds **[00-1419; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

39. Authorize an increase in the twenty-four-month price agreement with Nova Concrete Express, Inc. for mobile concrete for the Department of Street Services - Not to exceed \$1,635,821, from \$6,543,284 to \$8,179,105 - Financing: Current Funds **[00-1420; APPROVED]**
40. Authorize a thirty-six-month price agreement for hot applied joint sealer with the lowest responsible bidder of two - Crafcot Texas, Inc. - Not to exceed \$231,690 - Financing: Current Funds (\$215,490), Aviation Current Funds (\$16,200) **[00-1421; APPROVED]**
41. Authorize a twenty-four-month price agreement for cement and related items with the lowest responsible bidder of three - Allied Construction Supplies Corp. - Not to exceed \$247,200 - Financing: Current Funds (\$182,515), Water Utilities Current Funds (\$64,685) **[00-1422; APPROVED]**
42. Authorize a thirty-six-month price agreement for flexbase with the lowest responsible bidders of six - Big City Crushed Concrete and Martin Marietta Materials - Not to exceed \$1,392,948 - Financing: Current Funds (\$1,096,398), Water Utilities Current Funds (\$296,550) **[00-1423; APPROVED]**

RATIFICATION OF EMERGENCY PURCHASE

43. Authorize ratification of an emergency purchase for the replacement of a 260-ton air conditioning chiller located at the Dallas Museum of Art, 1717 N. Harwood - Gulf Energy Systems, Inc., lowest responsible bidder of three - \$24,207 - Financing: Current Funds **[00-1424; APPROVED]**

MISCELLANEOUS

44. Authorize approval of the bi-weekly tax action **[00-1425; APPROVED]**
45. Authorize a three-year contract with First Union National Bank for paying agent/registrar services for the City of Dallas registered debt obligations issued between May 1, 2000 and April 30, 2003 with an option to extend the term for two years at the same rate - First three years not to exceed \$76,000 - Financing: Current Funds **[00-1426; APPROVED]**
46. Authorize a public hearing to be held on May 10, 2000 to receive citizens comments in preparation of the FY 2000-01 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City **[00-1427; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

47. Authorize **(1)** a public hearing to be held on May 24, 2000, to receive citizen comments on re-establishing the public improvement district, known as the Uptown Public Improvement District (the "District"), for the purposes of providing supplemental public services and improvements, to be funded by assessment on real property and real property improvements located in the District; and **(2)** consideration at the close of the hearing of a resolution renewing and re-establishing the Uptown Public Improvement District - Financing: No cost consideration to the City **[00-1428; APPROVED AS AN INDIVIDUAL ITEM]**
48. Approval of a Program Statement for the Dallas Urban Homesteading Program (HOPE III) to allow the City Manager, or his designee, to execute all documents necessary for administering the HOPE III Program, including but not limited to loan documents, modifications to loan agreements, release of liens, release of deed restrictions, and consent to certain loan transfers and assumptions - Financing: No cost consideration to the City **[00-1429; APPROVED]**
49. Authorize the acceptance of \$200,000 ExxonMobil Foundation funds to provide employment, training and basic education services for low to moderate income youth ages 16 and above, and certain costs for the construction of single-family homes during the summer totaling \$185,000; and authorize an Interlocal Agreement with the Dallas County Community College District - El Centro College to operate the basic education component for \$15,000 - Not to exceed \$200,000 - Financing: 2000 ExxonMobil Foundation Funds **[00-1430; APPROVED AS AN INDIVIDUAL ITEM]**
50. Authorize the City Manager, or his designee, to execute all documents necessary to administer the Neighborhood Housing Services Housing Loan Program, including but not limited to loan documents, modifications to loan agreements, release of liens, release of deed restrictions, and consent to certain loan transfers and assumptions - Financing: No cost consideration to the City **[00-1431; APPROVED AS AN INDIVIDUAL ITEM]**
51. An ordinance amending Chapter 56 of the Dallas City Code to adopt the 1999 National Electrical Code, with local amendments - Financing: No cost consideration to the City **[00-1432; ORDINANCE 24230; APPROVED]**
52. An ordinance authorizing a CR Community Retail District on property presently zoned a TH-3(A) Townhouse District at the northeast corner of Vickery Boulevard and North Central Expressway and a resolution accepting deed restrictions volunteered by the applicant that include the subject property as well as adjoining property to the south (Z989-244/10908-C(SS)) - Financing: No cost consideration to the City **[00-1433; ORDINANCE 24231; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

53. An ordinance authorizing amendments to the Dallas Development Code, including but not limited to amendments to the non-premise sign regulations, changeable message regulations, and special provision sign district regulations - Financing: No cost consideration to the City **[00-1434; ORDINANCE 24232; APPROVED AS AN INDIVIDUAL ITEM]**
54. Authorize an Interlocal Agreement with Dallas County Schools to transport participants to activities such as after-school, Send-A-Kid to Camp, therapeutic services, programs for senior citizens and various programs in the East and West Regions of the Park Department for the period of April 1, 2000 through January 1, 2001 - Not to exceed \$83,650 - Financing: Current Funds **[00-1435; APPROVED AS AN INDIVIDUAL ITEM]**
55. Authorize application for a continuation law enforcement-related grant entitled Commercial Auto Theft Interdiction Squad/8 grant for a program which aids in solving crimes from the Automobile Theft Prevention Authority for the period September 1, 2000 through August 31, 2001 - Financing: This action has no cost consideration to the City **[00-1436; APPROVED]**
56. An ordinance amending Chapter 28 of the Dallas City Code to adjust the parking rate at parking lot 1W4W located at Field Street and Woodall Rodgers Service Road - Financing: No cost consideration to the City **[00-1437; ORDINANCE 24233; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARINGS

City of Dallas Reinvestment Zone No. 52

57. * A public hearing to receive citizen comments concerning the creation of a reinvestment zone for commercial-industrial tax abatement, to be known as **City of Dallas Reinvestment Zone No. 52, located at the northwest corner of N. Central Expressway and Park Lane, Dallas, Texas 75231**, for the purpose of granting commercial tax abatement to Allegiance Telecom, Inc., and its lessor, NCX Office Development - Financing: No cost consideration to the City **[00-1438; HEARING CLOSED]**
58. * An ordinance designating property located at the **northwest corner of N. Central Expressway and Park Lane, in Dallas, Texas 75231, as Reinvestment Zone No. 52** for the purpose of granting commercial tax abatement to Allegiance Telecom, Inc., and its lessor, NCX Office Development - Financing: No cost consideration to the City **[00-1438; ORDINANCE 24234; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

City of Dallas Reinvestment Zone No. 52 (Continued)

59. * Authorize the execution of real and business personal property tax abatement agreement with Allegiance Telecom, Inc. and its lessor, NCX Office Development for the purpose of granting a 10-year abatement of 75% of the taxes on added value to the business personal property for Phase I and a 10-year abatement of 50% of the taxes on added value to the real property and 75% of the taxes on added value to the business personal property for Phase II within **City of Dallas Reinvestment Zone No. 52 at the northeast corner of N. Central Expressway and Park Lane, Dallas, Texas 75231**; and **(2)** 100% development fee rebates to Allegiance Telecom, Inc. in an amount not to exceed \$60,000 - **Phase I:** Revenue: First year tax revenue estimated at \$10,013; Ten-year revenue is estimated at \$100,125; (Estimated foregone revenue over ten-years \$300,375); **Phase II:** Revenue: First year tax revenue estimated at \$75,094; Ten-year revenue is estimated at \$1,351,689; (Estimated foregone revenue over ten-years \$1,652,061) - \$60,000 - Financing: Public/Private Partnership Funds **[00-1439; APPROVED]**
60. A public hearing to receive citizen comments on the renewal of the Dallas juvenile curfew ordinance that originated May 1, 1994 and consideration of an ordinance re-adopting and continuing in effect the Dallas juvenile curfew ordinance - Financing: No cost consideration to the City **[00-1440; ORDINANCE 24235; HEARING CLOSED; APPROVED]**

ZONING CASES - CONSENT **[00-1441]**

61. Application to terminate the existing deed restrictions on property presently zoned CR Community Retail District located on the northwest corner of Frankford Road and Midway Road, and a resolution authorizing acceptance of an instrument terminating the existing deed restrictions
Recommendation of Staff and CPC: Approval of the termination of the existing deed restrictions
Z967-221/8401-NC(KC) **[00-1442; CPC RECOMMENDATION FOLLOWED]**
62. Application for and an ordinance granting a Specific Use Permit for a Motor Vehicle Fueling Station on property presently zoned Subdistrict 5 for Commercial and Retail uses within Planned Development District No. 533 on Elam Road, west of C. F. Hawn Freeway
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site/landscape plan and conditions
Z990-135/11089-SE(BP) **[00-1443; ORDINANCE 24236; CPC RECOMMENDATION FOLLOWED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

63. Application for and an ordinance granting an LI Light Industrial District on property presently zoned an LO-1 Limited Office District on Chenault Street, west of Buckner Boulevard
Recommendation of Staff and CPC: Approval
Z990-136/1446-NE(BP) [00-1444; **ORDINANCE 24237; CPC RECOMMENDATION FOLLOWED**]
64. Application for and an ordinance granting an MU-1 Mixed Use District on property presently zoned a CR Community Retail District and a resolution authorizing deed restrictions volunteered by the applicant at the south corner of Gaston Avenue and East Grand
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z990-137/11090-C(BP) [00-1445; **ORDINANCE 24238; CPC RECOMMENDATION FOLLOWED**]
65. Application for and an ordinance granting an amendment to the site plan and conditions for Specific Use Permit No. 1191 for a Child-care Facility, Foster Home, and Nursing Home Uses on property presently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in order to terminate the Child-care and Nursing Home Uses, retain the Foster Home Use, and add a Public or Private School Use and a Community Service Center Use at the southwest corner of Knight Street and Brown Street
Recommendation of Staff and CPC: Approval
Z990-140/8760-C(FD) [00-1446; **CONTINUED UNTIL 05/10/00; HEARING OPEN**]
66. Application for and an ordinance granting an amendment to the site plan and conditions for Specific Use Permit No. 1140 for a Utility or Government Installation Other Than Listed for a municipal service center on property presently zoned a MU-3 Mixed Use District west of Greenville Avenue on Worcola Street
Recommendation of Staff and CPC: Approval
Z990-142/9340-NE(FD) [00-1447; **ORDINANCE 24239; CPC RECOMMENDATION FOLLOWED**]

ZONING CASES - INDIVIDUAL

67. Application for a Specific Use Permit for a Public or Private School on property presently zoned an R-10(A) Single Family District located at the south corner of Webb Chapel Road and Assembly Court
Recommendation of Staff and CPC: Denial
Z989-281/10964-NW(BP) [00-1448;**DELETED ON THE ADDENDUM**]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - INDIVIDUAL (Continued)

68. Application for and an ordinance granting an IR Industrial Research District and a Specific Use Permit for an Industrial (outside) use and a resolution authorizing acceptance of deed restrictions volunteered by the applicant on property presently zoned an A(A) Agricultural District south of Plainview Drive and Dowdy Ferry Road
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z990-115/11051-SE(BP) [00-1449; **ORDINANCE 24240 AND 24241; CPC RECOMMENDATION FOLLOWED**]
69. Application for a Specific Use Permit for a Commercial Amusement (inside) use and an Alcoholic Beverage Establishment on property presently zoned a CR Community Retail District on the northwest corner of Overlake Drive and Webb Chapel Extension
Recommendation of Staff: Denial
Recommendation of CPC: Denial without prejudice
Z990-138/11091-NW(BP) [00-1450; **CPC RECOMMENDATION FOLLOWED**]

STREET NAME CHANGE - INDIVIDUAL

70. Application for and an ordinance granting a street name change from First Continental Place to Chuck Taylor Drive on the west side of South Hampton Road and Marvin D. Love Freeway at the southeast boundary of Redbird Airport, adjacent to the Police Helicopter Unit
Recommendation of Staff and CPC: Approval
NC 990-101-SW [00-1451; **ORDINANCE 24242; CPC RECOMMENDATION FOLLOWED**]

ITEMS FOR INDIVIDUAL CONSIDERATION

71. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) [00-1452 AND 00-1453; **APPOINTMENTS MADE TO BOARDS**]
72. Authorize a twenty-four-month price agreement for batteries and flashlights with the lowest responsible bidders - LBI Electro-Optics Corp., Batteries Plus, Interstate Battery System of America, Bluebonnet Supply, Wesco, and Wholesale Electronic Industrial Supply - Not to exceed \$286,037 - Financing: Water Utilities Current Funds (\$133,860) and Current Funds (\$152,177) **(Tie Bids)** [00-1454; **LINE ITEM 4 – INTERSTATE BATTERY SYSTEM OF AMERICA; LINE ITEM 19 – WESCO; APPROVED**]
73. Authorize a thirty-six-month price agreement for various service station supplies with the lowest responsible bidders of four - Midway Auto Supply Co., McGee-Paris Rubber Supply, Robertson Fleet Service, Inc., and Wallace Wade Wholesale Tire - Not to exceed \$675,000 - Financing: Water Utilities Current Funds (\$65,000), Current Funds (\$610,000) **(Tie Bids)** [00-1455; **LINE ITEM 4 – MIDWAY AUTO SUPPLY CO.; APPROVED**]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

74. Authorize a readoption of the City of Dallas *Public/Private Partnership Program* Guidelines and Criteria through September 30, 2000 or until superseded by an amendment to the *Public/Private Partnership Program* to continue in effect the Guidelines and Criteria adopted May 13, 1998, pursuant to Resolution No. 98-1419 which governs the City's use of tax abatement as specified under the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A., Tax Code Chapter 312) and other certain business incentives intended to promote private investment, tax base growth and job creation - Financing: No cost consideration to the City **[00-1456; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION

75. An ordinance amending Chapter 2 of the Dallas City Code to provide for an increase in the City Manager's authority to approve change orders on competitively bid contracts up to \$25,000; and making other nonsubstantive revisions in wording - Financing: No cost consideration to the City **[00-1457; ORDINANCE 24243; APPROVED]**
76. A resolution reappointing Robert Wayne Melton as City Auditor for a two-year term, effective April 12, 2000 - \$143,272 - Financing: Current Funds **[00-1458; CLOSED SESSION HELD; APPROVED]**
77. A resolution imposing a moratorium on the acceptance of applications for dance hall licenses or late hours permits for dance halls as defined in Chapter 14 of the Dallas City Code, and on the acceptance of applications for or issuance of sexually oriented business licenses as defined in Chapter 41A of the Dallas City Code for the Bachman Lake Neighborhood (*the area generally bounded by the centerline of Marsh Lane on the east, the center line of Shorecrest Drive on the south, the centerline of Harry Hines Boulevard on the west and the centerline of Royal Lane on the north*), and directing the City Manager to prepare recommendations for the City Council regarding amendments to the Dallas City Code on or before August 10, 2000 (Mayor Pro Tem Poss, Councilmembers Loza, Chaney, Blumer, Finkelman, Miller, and Forsythe Lill) **[00-1459; CLOSED SESSION HELD; APPROVED AS CORRECTED ON THE ADDENDUM]**

Closed Session [00-1472; CLOSED SESSION HELD]

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Debra Walker, et al. v. HUD, et al
- City of Fort Worth, Texas and American Airlines, Inc. v. City of Dallas, Texas et al., Cause No. 48-171109-97
- Continental Airlines, Inc. and Continental Express, Inc. v. City of Dallas, Texas and City of Fort Worth, Texas, et al., Cause No. 3:98-CV-1187-R
(consolidated with City of Dallas, Texas v. Department of Transportation, et al., Cause No. 3:97-CV-2734-R)
- Albert, et al. v. City of Dallas, Cause No. 199-697-94
- Hill, et al v. City of Dallas, Cause No. 95-00975-F
- Willis, et al. v. City of Dallas, Cause No. 199-200-95
- Barber, et al v. City of Dallas, Cause No. 199-624-95
- Parker, et al. v. City of Dallas, Cause No. 1-95-107
- Martin, et al v. City of Dallas, Cause No. 1-95-506
- Jill Muncy, Pamela Walt, Donald Whitten, and Douglas Kowalski v. City of Dallas, Texas, and Chief of Police Terrell Bolton, in His Individual and Official Capacities,
Civil Action Number 3:99-CV-2960-X
- MD, II v. City of Dallas, et al., DV98-01880-D
- MD, II v. City of Dallas, et al., DV98-08343-B
- MD, II Entertainment, Inc. v. City of Dallas, et al., DV97-08254-J
- MD, II Entertainment, Inc. v. City of Dallas, et al., 99-00755-L
- D Burch, Inc. v. City of Dallas, et al., DV98-02710-L
- D Burch, Inc. v. City of Dallas, et al., 97-06039-J
- D Burch, Inc. v. City of Dallas, et al., DV99-00756-D
- D Burch, Inc. v. City of Dallas, et al., DV98-08344-F
- Allen-Burch, Inc. v. City of Dallas, et al., DV98-08343-B
- Allen-Burch, Inc. v. City of Dallas, et al., DV98-01118-G
- Allen-Burch, Inc. v. City of Dallas, et al., DV99-00754-L
- ERAF Corporation v. City of Dallas, et al., DV98-02501-A
- Northwest Entertainment v. City of Dallas, et al., DV98-05799-E
- Northwest Investments v. City of Dallas, et al., DV98-05801-E

ADDENDUM

ADDITIONS:

ITEMS FOR INDIVIDUAL CONSIDERATION

1. A resolution evidencing the City's intent to consider at its May 24, 2000 City Council meeting an economic development grant in an amount not to exceed \$1,200,000 to the City of Dallas Business Development Corporation for the development of public infrastructure improvements including an entrance road, utilities and water wells supporting an 18 hole - 6,800 yard golf course to be built at Redbird Airport, such future approval conditional upon completion of the City's due diligence review of the project (Deputy Mayor Pro Tem Salazar, Councilmembers Hill, Thornton-Reese, Loza, Chaney, and Mallory Caraway) **[00-1460; APPROVED]**
2. Authorize **(1)** a Settlement and General Release between the City and Theatre Operating Company, Inc. (TOC), whereby TOC shall transfer \$1,312,000, to the City of Dallas, (\$270,000 of which shall be used exclusively for the maintenance of the Fair Park Music Hall and the Majestic Theater, \$975,000 shall be used to contract for specific cultural and educational services and the remainder shall be used in support of city cultural activities) **(2)** cultural services contracts in various amounts with specific cultural, educational and civic organizations (list attached) and **(3)** an increase in appropriations in the Office of Cultural Affairs budget in an amount not to exceed \$1,312,000 - \$1,312,000 - Financing: TOC Funds **[00-1461; APPROVED]**
3. Authorize a contract for the construction of street paving, landscaping, parking, traffic signal, storm drainage, water and wastewater main improvements for the Hampton/Westmoreland Area A Improvements - Gibson & Associates, Inc., lowest responsible bidder of two (list attached) - \$1,730,233 - Financing: Neighborhood Renaissance Partnership Section 108 Notes (\$1,482,348), Water Utilities Capital Construction Funds (\$247,885) **[00-1462; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

4. Authorize **(1)** a contract for the construction of street paving, storm drainage, landscaping, streetscaping, water and wastewater main improvements and related improvements for Houston Street from Main Street to McKinney Avenue, Houston Street from McKinney Avenue to north of Wichita Street, Continental Avenue from Railtran to McKinney Avenue, Wichita Street from southbound Houston Street to Harry Hines Boulevard, Lamar Street from Railtran to McKinney Avenue, Ross Avenue from Record Street to Houston Street, McKinney Avenue improvements adjacent to Houston Street - Ed Bell Construction Company, lowest responsible bidder of seven in the amount of \$14,827,098, **(2)** the amount of \$1,952,599 for construction administration, and project costs including design and material testing to Center Operating Company, L.P., **(3)** assignment of the construction contract to Center Operating Company, L.P., and **(4)** increase appropriations in the amount of \$1,169,939 - \$16,779,697 - Financing: 1998 Bond Funds (\$5,092,563), Water Utilities Capital Improvement Funds (\$1,825,885), Water Utilities Capital Construction Funds (\$91,310), Private Funds (\$9,769,939 advance from Center Operating Company, L.P., of which \$8,600,000 will be reimbursed to Center Operating Company, L.P. from Tax Increment Financing Reinvestment Zone Number Seven, City of Dallas, Texas, Sports Arena TIF District Funds) **[00-1463; APPROVED]**
5. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Strasburger & Price, L.L.P., for additional legal services necessary in the lawsuit, styled City of Dallas v. Transcontinental Realty Investors, Inc., et al, Cause No. cc-99-03125-a, and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$100,000, increasing the original contract total from \$250,000 to \$350,000 - Financing: Hillwood Development Corporation **[00-1464; APPROVED]**
6. Authorize a professional services contract with Diversified Utility Consultants, Inc., for services related to TXU Gas Distribution's Petition for Review of Dallas' Rate Decision filed with the Railroad Commission, and any other proceedings relating to this appeal - Not to exceed \$100,000 - Financing: Current Funds (to be fully reimbursed by TXU Gas Company) **[00-1465; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

7. Authorize a professional services contract with the law firm of Webb & Webb for legal services related to TXU Gas Distribution's Petition for Review of Dallas' Rate Decision filed with the Railroad Commission, and any other proceedings relating to this appeal - Not to exceed \$355,000 - Financing: Current Funds (to be reimbursed by TXU Gas Company) **[00-1466; APPROVED]**
8. Authorize Interlocal Agreements and leases with the cities of Rockwall, Garland, and Rowlett for the management of areas adjacent to Lake Ray Hubbard - Financing: No cost consideration to the City **[00-1467; APPROVED]**
9. Authorize a thirty-six-month multiple award price agreement for fuel with the lowest responsible bidders of five - Lisa Hare and PNI Distributor - Not to exceed \$16,521,871- Financing: Current Funds **[00-1468; APPROVED]**

DELETIONS:

12. Authorize Supplemental Agreement No. 1 to the contract with Earth Tech Environment & Infrastructure, Inc. (formerly Rust Lichliter/Jameson) for urban design improvements and surveying services on Haskell Boulevard from Lemmon Avenue to Main Street - \$51,968, from \$595,455 to \$647,423 - Financing: 1995 Bond Funds **[00-1393]**
67. Application for a Specific Use Permit for a Public or Private School on property presently zoned an R-10(A) Single Family District located at the south corner of Webb Chapel Road and Assembly Court
Recommendation of Staff and CPC: Denial
Z989-281/10964-NW(BP) [00-1448]

ADDENDUM

CORRECTION:

77. A resolution imposing a moratorium on **(1)** the acceptance of applications for dance hall licenses, ~~or late hours permits for dance halls~~ or building permits for dance halls as defined in Chapter 14 of the Dallas City Code; ~~and on **(2)** the acceptance of applications for or issuance of sexually oriented business licenses as defined in Chapter 41A of the Dallas City Code for the Bachman Lake Neighborhood (the area generally bounded by the centerline of Marsh Lane on the east, the center line of Shorecrest Drive on the south, the centerline of Harry Hines Boulevard on the west and the centerline of Royal Lane on the north), and directing the City Manager to prepare recommendations for the City Council regarding amendments to the Dallas City Code on or before August 10, 2000~~ certificates of occupancy for commercial amusement (inside) uses to be operated as dance halls as defined in Chapter 14 of the Dallas City Code; **(3)** the acceptance of applications for or issuance of sexually oriented business licenses or building permits for sexually oriented businesses as defined in Chapter 41A of the Dallas City Code; **(4)** the acceptance of applications for or issuance of certificates of occupancy for commercial amusement (inside) uses to be operated as sexually oriented businesses as defined in Chapter 41A of the Dallas City Code; and directing the City Manager to prepare recommendations for the City Council regarding amendments to the Dallas City Code on or before August 24, 2000 (Mayor Pro Tem Poss, Councilmembers Loza, Chaney, Blumer, Finkelman, Miller, and Forsythe Lill) [00-1448]

